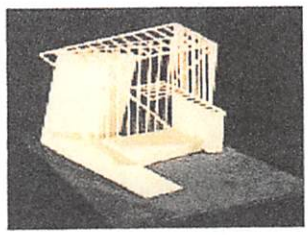
NUTEK ENGINEERING, LLC

Paul Orr, P.E. FL #64898 .
421 Federal Highway
Dania Beach, FL 33004
C-305.725.1991 Fx: 954-929-8792
Orr.paul@yahoo.com



November 22, 2015

Re: Building 40 Yr Structural & Electrical Re-Certification Inspection Report

PAUL H. ORR LICENSE 64898 STATE OF FLORIDA PROFESSIONAL ENGINEER 11/22/2015

To: City of Coral Springs
Development Services, Building Division
2730 N University Drive
Coral Springs, FL 33065

Location of property:
10777 W Sample Rd
Coral Springs, FL 33065

Sirs;

The building is a 12 story building with a total of 209 Residential Units, of Masonry ISO-6/Type I-B construction, with Pool and ground level parking, three elevators and one Meter Room on each floor.

Attached for the above property are two copies of the completed Building Safety Inspection for Structural and for Electrical Inspection, utilizing the Broward County Form, PE sealed, to conform to the notification letter citing the requirement for such 40 Yr Recertification Inspection and Report. As a FL licensed Professional Engineer I performed this inspection over the course of 11/16/2015 to 11/22/2015.

This attached 40 Yr RECERTIFICATION REPORT was completed using the Broward County General Considerations (Structural & Electrical) Recertification:

1. Structural Recertification
   Report shows "No Repairs required"
2. Electrical Recertification
   Report shows "No Repairs required"

I have performed the inspection and here attach the Inspection Report. The building is both structurally safe and electrically safe. I have stamped that report with my Professional Engineer Seal #64898 as required.

As a routine matter, in order to avoid possible misunderstanding, nothing in this report should e constructed directly or indirectly as a guarantee for any portion of the structure. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of le building based upon careful evaluation of observed conditions, to the extent reasonably possible.

Sincerely,

Paul Orr

Paul Orr, PE, - FL #64898

Broward County Board of Rules and Appeals **Policy # 05- 05** **Effective: 01/01/06**

APPROVED JDH
REJECTED
12 / 15 / 15

Building Safety Inspection Report Form **Amended 12/07/06**
STRUCTURAL

Building Information

Building / Structure address	10777 W. Sample Rd, Coral Springs, FL 33065
Legal description	Country Club Towers Condominium
Folio # of Building /Structure	Folio #'s 484117 AB — (see attached for all units)
Owner's name	Country Club Towers
Owner's mailing address	10777 W. Sample Rd, Coral Springs, FL 33065
Building Code Occupancy Classification	R-2 In accordance with Building Code Edition
Type of Construction	Masonry - I50 - 6 / I-B In accordance with Building Code Edition
Size (Square footage)	379,080 Sq. Ft.
Number of Stories	12 Stories (Floors)

Inspection Firm

Inspection Firm or Individual	Nutek Engineering / Paul ORR, PE
Address	421 S. Federal Highway, Dania, FL 33004
Phone	305-725-1991 OR 954-245-8666
Inspection Commencement Date	11/16/2015 Inspection Completion Date 11/22/2015
Inspection made by	Paul ORR, PE, engineer, FL # 64898

In accordance with Section 109.14 of the Broward County Administrative provisions of the Florida Building Code and the Broward County Board of Rules and Appeals Policy # 05-05 the required safety inspection has been completed.

☒ No Repairs required

☐ Repairs are required as outlined in the attached inspection report.

Licensed Professional
(Engineer) / Architect — Paul ORR, PE

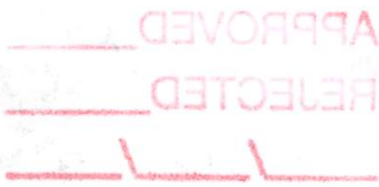
License # PL #64898

" I am qualified to practice in the discipline in which I am hereby signing."

PROFESSIONAL ENGINEER — PAUL H. ORR — LICENSE No. 64898 — STATE OF FLORIDA — 11/22 — Seal

Signature and Date — Paul Orr, PE 11/22/2015

As a routine matter, and in order to avoid possible misunderstanding, nothing in this inspection Report Form, attached Minimum Inspection Guideline and our Non-Destructive Observations, should be construed directly, or indirectly, as guaranteed or warrantee for any portions of the structure. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the structure, based upon careful evaluation of observed conditions, to the extent reasonably possible.


APPROVED
REJECTED

MINIMUM INSPECTION GUIDELINES FOR BUILDING SAFETY INSPECTION STRUCTURAL

I. Masonry Walls

A. General Description

1. Concrete masonry units
2. Clay tile or terra cotta units
3. Reinforced concrete tie columns
4. Reinforced concrete tie beams
5. Lintels
6. Other type bond beams

B. **Cracks:** Identify crack size as **HAIRLINE** if barely discernible; **FINE** if less than 1 mm in Width: **MEDIUM** if between 1 and 2 mm in width; **WIDE** if over 2 mm

1. Location - note beams, columns, other
2. Description

NONE SEEN

C. Spalling:

1. Location - note beams, columns, other
2. Description

NONE SEEN

D. Rebar corrosion

1. None visible
2. Minor
3. Significant - structural repairs required (describe)

II. Floor and Roof Systems:

A. Roof:

1. Describe type of framing system (flat, slope, type roofing, type roof deck, condition) TAR Concrete GOOD
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of supports.
3. Note types of drains and scuppers and condition. ROOF ? GOOD

B. Floor system(s): CONCRETE SLAB GOOD

1. Describe (type of system framing, material, condition)
2. Heavy equipment and conditions of support

C. Inspection - note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members.

III. Steel Framing Systems: NA

A. Description

B. Exposed Steel - describe condition of paint & degree of corrosion.

C. Concrete or other fireproofing - note any cracking or spalling, and note where any covering was removed for inspection.

D. Elevator sheaves beams & connections, and machine floor beams - note Condition.

IV. Concrete Framing Systems:

A. Full description of structural system. COLUMN & BEAM SLAB FLOORS & ROOF

B. Cracking:

1. Not significant.
2. Location and description of members affected and type cracking.

C. General condition. GOOD

D. Rebar corrosion

1. None visible
2. Minor
3. Significant - structural repairs required (describe)

V. Windows:

A. Type (Wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other)

B. Anchorage - type & condition of fasteners and latches. SIDE INTO CONCRETE - OK

C. Sealants - type & condition of perimeter sealants & at mullions.

D. Interior seals - type & condition at operable vents.

E. General condition. - GOOD

VI. Wood Framing: NA

A. Describe floor system

B. Note condition connector or stress

C. Note rotting or termite damage

D. Note alignment problems

E. Note bearing deficiencies

F. Note any significant damage that might affect safety and stability of building structure.

VII. Exterior Finishes / Note any structural deficiencies in the following.

A. Stucco

B. Veneer

C. Soffits

D. Ceiling

E. Other

Broward County Board of Rules and Appeals Policy # 05- 05 Effective: 01/01/06

Building Safety Inspection Report Form Amended 12/07/06

APPROVED

REJECTED

ELECTRICAL

12/15/2015

Building Information

Building / Structure address 10777 W. Sample Rd, Coral Springs, FL 33065

Legal description Country Club Towers Condominium

Folio Number of Building /Structure Folio #'s 484117 AB-(see ATTACHed For All units)

Owner's name Country Club Towers

Owner's mailing address 10777 W. Sample Rd, Coral Springs, FL 33065

Building Code Occupancy Classification R-2 In accordance with Building Code Edition

Type of Construction MASONRY-ISO-6/Type-I-B In accordance with Building Code Edition

Electrical Installation In accordance with National Electrical Code Edition 1970 NESC

Size (Square footage) 379,080 Sq.Ft.

Number of Stories 12 Stories (Floors)

Inspection Firm

Inspection Firm or Individual NUTEK Engineering / Paul ORR, PE

Address 421 S. Federal Highway DANIA, FL 33004

Telephone Number 305-725-1991 OR 954-245-8666

Inspection Commencement Date 11/16/2015 Inspection Completion Date 11/22/2015

Inspection made by Paul ORR, PE, Engineer, FL # 64898

In accordance with Section 109.14 of the Broward County Administrative provisions of the Florida Building Code and the Broward County Board of Rules and Appeals Policy # 05-05 the required safety inspection has been completed.

☒ No Repairs required

☐ Repairs are required as outlined in the attached inspection report.

Licensed Professional Engineer / Architect PAUL ORR, PE

License # FL # 64898

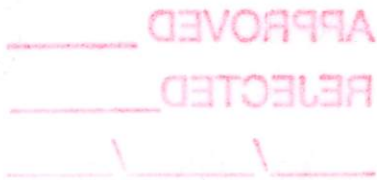
" I am qualified to practice in the discipline in which I am hereby signing."

Signature and Date Paul Orr, PE 11/27/2015

PAUL H. ORR LICENSE 64898 STATE OF FLORIDA PROFESSIONAL ENGINEER 11/27/15

Seal

As a routine matter, and in order to avoid possible misunderstanding, nothing in this inspection Report Form, attached Minimum Inspection Guideline and our Non-Destructive Observations, should be construed directly, or indirectly, as guaranteed or warrantee for any portions of the structure. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the structure, based upon careful evaluation of observed conditions, to the extent reasonably possible.


APPROVED
REJECTED

MINIMUM INSPECTION GUIDELINES FOR BUILDING SAFETY INSPECTION ELECTRICAL

I. ✓ **Electrical Service:**
A. Size, Amperage, Voltage: 600a 440/240 → 240/120
B. Phase: 3 Ø
C. Condition: GOOD — Code Compliant (X) Requires Repair ( )
D. Comments: RISER TO EACH FLOOR'S METER ROOM

II. ✓ **Meter and Electrical Rooms:**
A. Clearances: — Code Compliant (X) Requires Repair ( )
B. Comments:

III. ✓ **Switchboards/Meter/Motor Control Centers:** Code Compliant (X) Requires Repair ( )
Comments:

IV. ✓ **Grounding:**
A. Service — Code Compliant (X) Requires Repair ( )
B. Equipment — Code Compliant (X) Requires Repair ( )
C. Comments:

V. ✓ **Conductors:** Code Compliant (X) Requires Repair ( )
Comments:

VI. ✓ **Auxiliary Gutters/ Wireways/ Busways:**
A. Location: — Code Compliant (X) Requires Repair ( )
B. Comments:

VII. **Electrical Panels:**
A. Location METER ROOMS — Code Compliant (X) Requires Repair ( )
B. Clearance — Code Compliant (X) Requires Repair ( )
C. Identification — Code Compliant (X) Requires Repair ( )
D. Comments:

VIII. **Disconnects:**
A. Location 1st FL & METER RMS — Code Compliant (X) Requires Repair ( )
B. Clearance — Code Compliant (X) Requires Repair ( )
C. Identification — Code Compliant (X) Requires Repair ( )
D. Comments:

IX. **Branch Circuits:**

A. Identification — Code Compliant (✓) Requires Repair ( )
B. Comments:

X. **Conduit/Raceways:** — Code Compliant (✓) Requires Repair ( )

Comments:

XI. **Low Voltage Wiring Methods** — Code Compliant (✓) Requires Repair ( )

Comments:

XII. **Building Illumination:**
A. Building Egress — Code Compliant (✓) Requires Repair ( )
B. Emergency — Code Compliant (✓) Requires Repair ( )
C. Exit Signs — Code Compliant (✓) Requires Repair ( )
D. Comments:

XIII. **Fire Alarm System:** — Code Compliant (✓) Requires Repair ( )

Comments:

XIV. **Smoke Detectors:** — Code Compliant (✓) Requires Repair ( )

Comments:

XV. **Generator:**
A. Emergency — Code Compliant (✓) Requires Repair ( )
B. Standby/Optional — Code Compliant (✓) Requires Repair ( )
C. Comments:

XVI. **Site Wiring:** — Code Compliant (✓) Requires Repair ( )

Comments:

XXIV. **Swimming Pool/Spa Wiring:** — Code Compliant (✓) Requires Repair ( )

Comments:

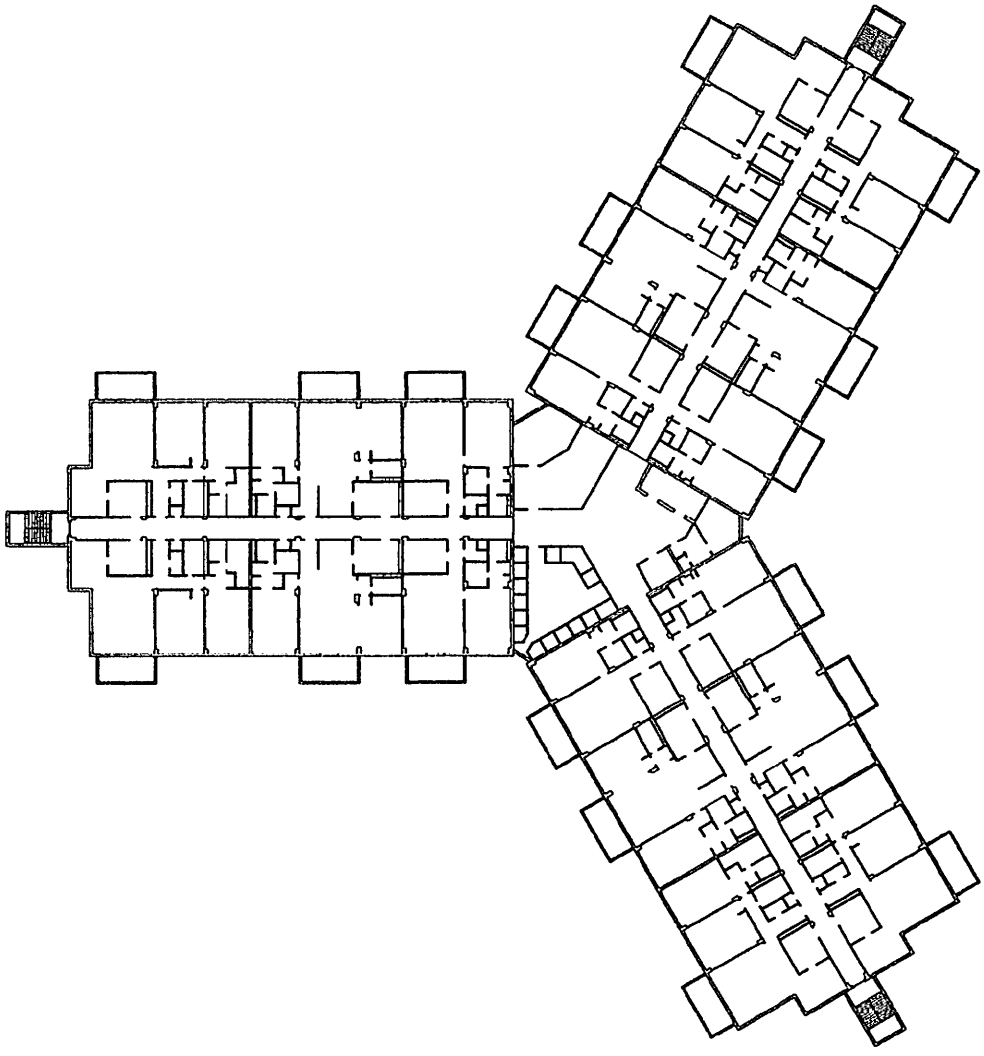
XXV. **Wiring to Mechanical Equipment:** — Code Compliant (✓) Requires Repair ( )

Comments:

XXVI. **General Additional Comments:** GOOD CONDITION

A-1

ARCHITECTURAL PLAN



SCALE 1/16"=1'-0"

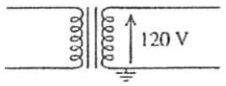
N

A-1	COUNTRY CLUB TOWER 10777 WEST SAMPLE ROAD CORAL SPRINGS FLORIDA	NUTEK Engineering, LLC 421 S. FEDERAL HWY Phone (954) 670-9210 DANIA BEACH FLORIDA 33004			

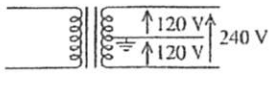
1–3 SYSTEM VOLTAGES

An understanding of the various system voltages used in electrical systems is of great importance in their design and maintenance. Knowing how the loads are connected between phases and between phase and neutral will enable the designer to properly design and specify the components of an electrical system and enable maintenance personnel to safely maintain and operate these systems.

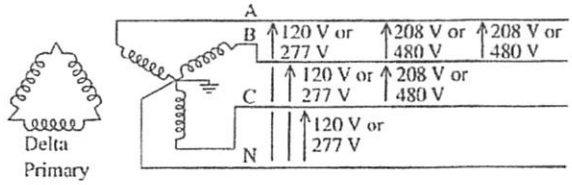
There are several different system voltages that may be available for the power supply, and these must be determined from the utility supplying the electric service. Keep in mind that not all service voltages are available for any load. For example, three-phase service may not be available for residential buildings, minimum load requirements may be specified for supplying three-phase service, minimum service voltage may be specified for large loads, and so on. The designer is responsible for determining the service voltage requirements. Figure 1–5 is a schematic representation of some of the more common service voltages.



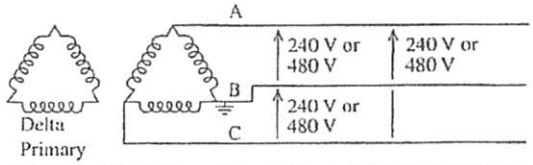
A. 120 V, Single-Phase, Two-Wire System



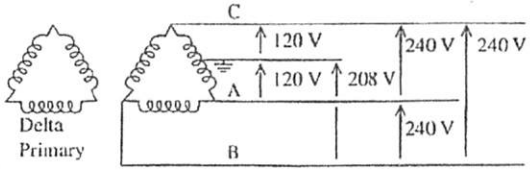
B. 120/240 V, Single-Phase, Three-Wire System



C. 208Y/120 V, or 480Y/277 V, Three-Phase, Four-Wire Wye System



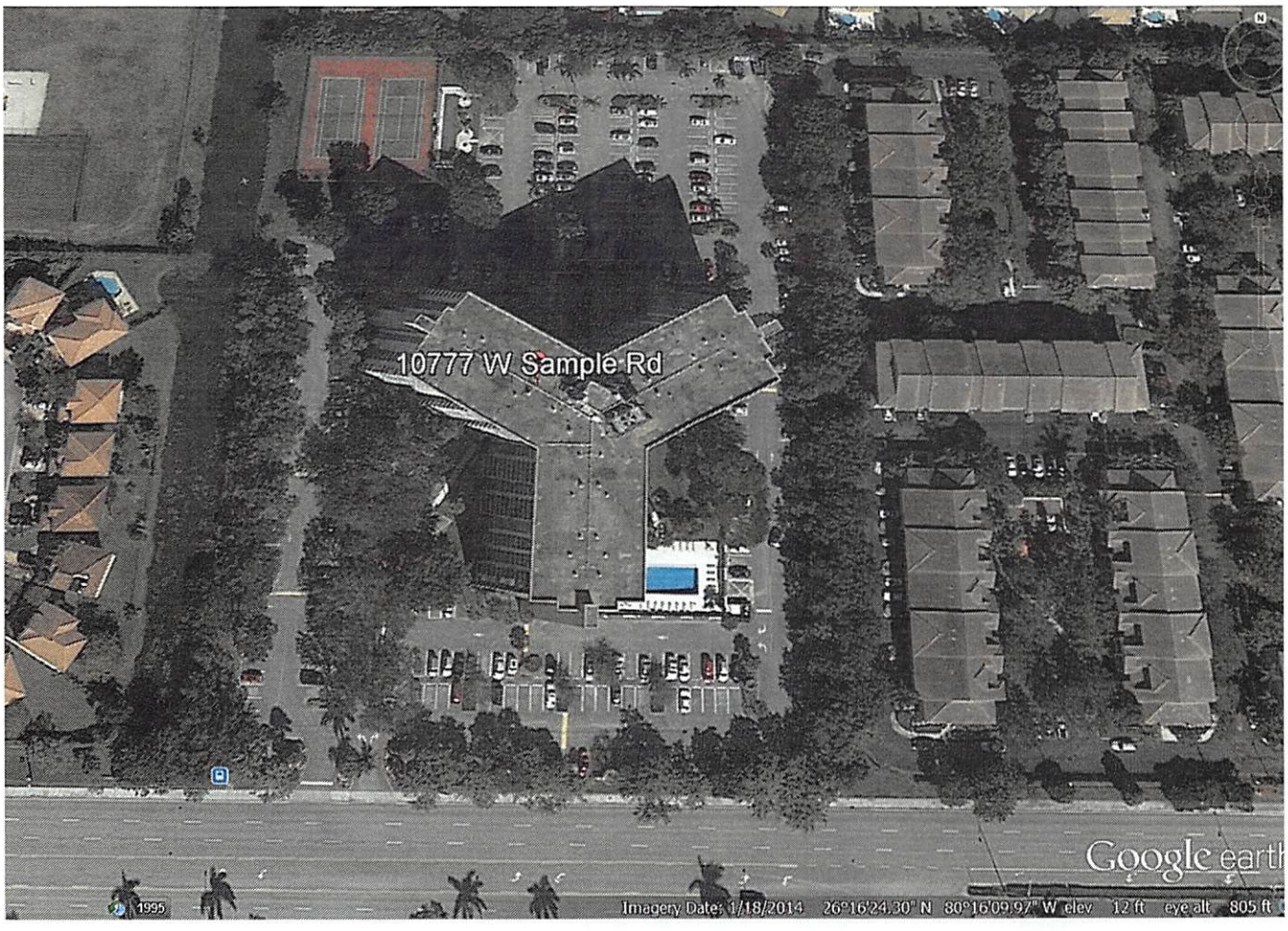
D. 240 V or 480 V, Three-Phase, Three-Wire Delta System

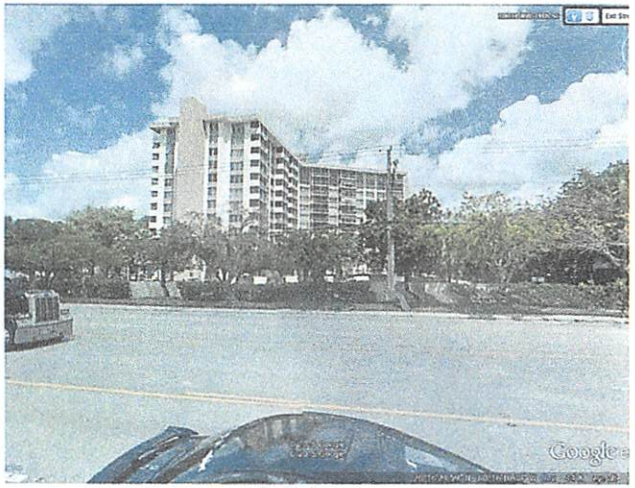


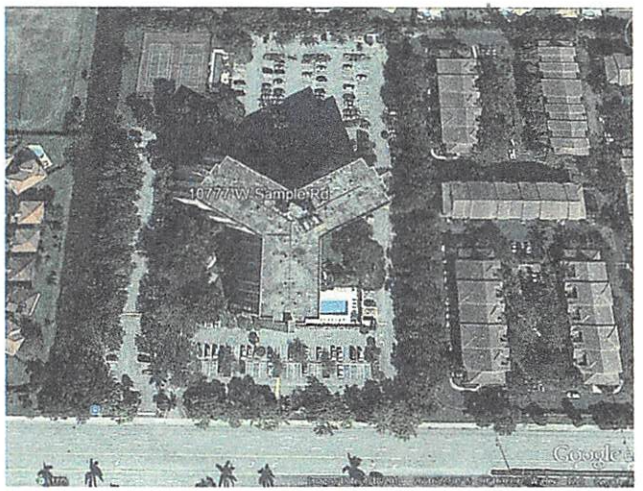
E. 240/120 V, Three-Phase, Four-Wire Delta System

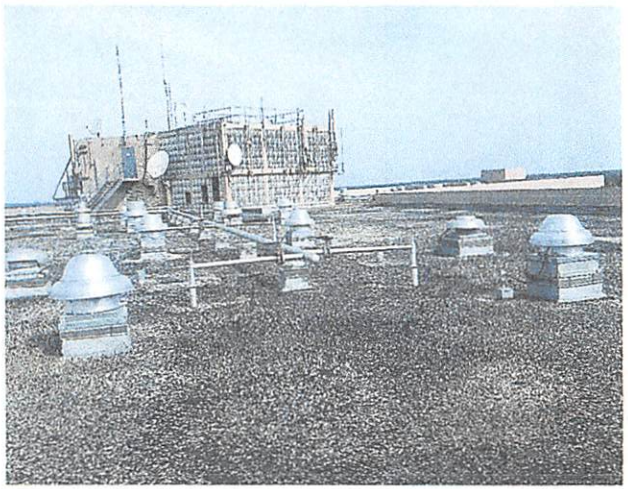
FIGURE 1–5
Common Service Voltages

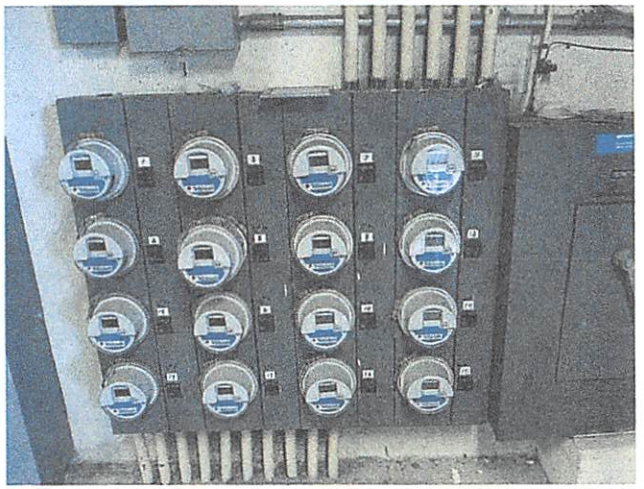

10811 NW 34th St
Exit Street View
© 2015 Google
© 2015 Google
Google earth
26°16'24.59" N 80°16'10.38" W elev 44 ft eye alt 18 ft

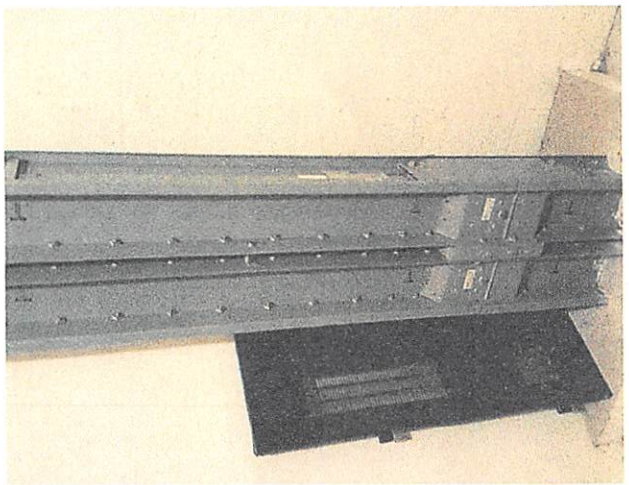

10777 W Sample Rd
Google earth
1995
Imagery Date: 1/18/2014 26°16'24.30" N 80°16'09.97" W elev 12 ft eye alt 805 ft

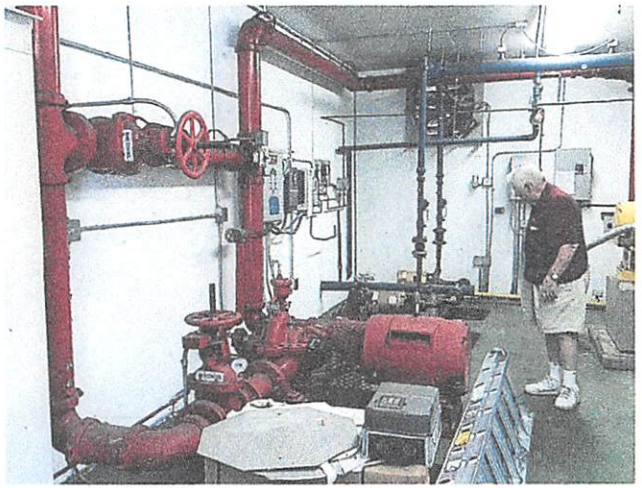



10777 W Sample Rd










COUNTRY CLUB TOWER
2 3 4 5 6 7 8 9 10 11 12 14 15 16 17 18
1 BR. CONV. 2 BA.
1 BR. 1½ BA.
1 BR. CONV. 2 BA.
2 BR. 2 BA.
2 BR. 2 BA.
1 BR. CONV. 2 BA.
1 BR. 1½ BA.
1 BR. CONV. 2 BA.
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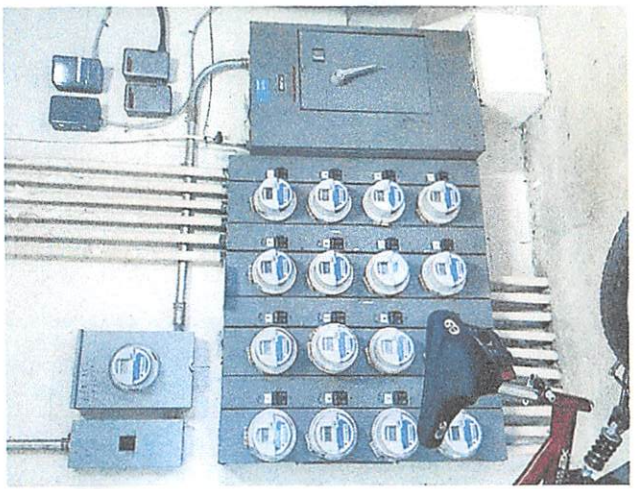

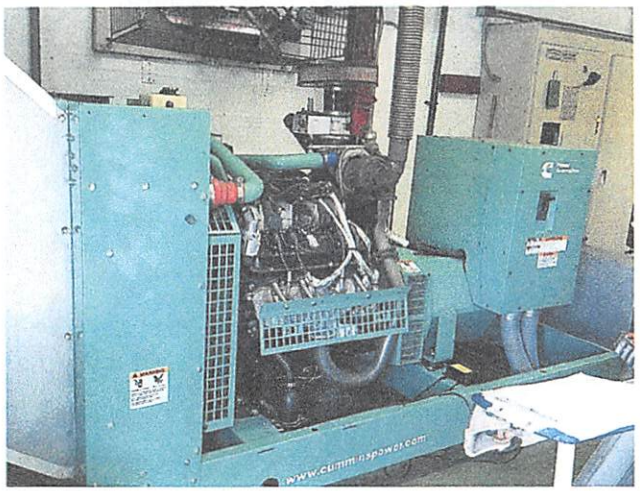
www.cumminspower.com